

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Harbour South Community Development District was held on **Tuesday, July 8, 2014 at 6:00 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Joyce Sandy	Board Supervisor, Chairman
Michelle Patterson	Board Supervisor, Vice Chairman
Richard Lane	Board Supervisor, Asst. Secretary
W. Lee Bettes	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Chris Wingardh spoke about the wetland areas behind his house and voiced his opinion that the areas should be better maintained.

Tad Parker expressed concern about the use of the traffic radar signs and the lack of consequence to speeders. He also voiced his interest in utilizing off-duty deputies to help control speeding in the community.

George Mosinskis discussed the recent turnover of landscape maintenance oversight back to the HOA, indicating he feels the HOA should be considered a partner to the CDD and not a contractor and suggesting that a joint workshop be held for the two boards.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held June 3, 2014

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on June 3, 2014 to the Board for consideration and identified two errors made to be corrected.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held July 3, 2014 as amended for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Invoices for June 2014

Mr. Cox presented the unpaid June 2014 Operation & Maintenance invoices totaling \$20,998.28 to the Board for consideration with the addition of an invoice from Site Masters in the amount of \$12,200.00, making the total for consideration \$33,198.28.

On a Motion by Ms. Sandy, seconded by Mr. Bettes, with all in favor, the Board of Supervisors approved the June 2014 Operation & Maintenance Expenditures in the amount of \$33,198.28 for the Heritage Harbour South Community Development District.

Ms. Patterson reminded her fellow Board members that the more work that is done on the landscaping contracts, the higher that District Counsel's costs will be.

FIFTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar, president of the Stoneybrook HOA, addressed the Board and spoke about the draft maintenance agreement and suggested a joint workshop be held for the two boards.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No one from the HOA was present in person to address the Board but Mr. Cox shared information provided to him by Joe Ramsey of the Lighthouse Cove HOA. Mr. Cox provided information from Joe Ramsey, president of the Lighthouse Cove HOA, regarding Mr. Ramsey's continued displeasure with the assessment methodology and a request to have twelve speed bumps installed in Lighthouse Cove. Ms. Patterson requested that the speed bump issue be placed on the next meeting agenda.

SEVENTH ORDER OF BUSINESS

Golf Course Update

No update was provided.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Underwriter – Series 2003 Bond Refinancing

Mr. Cox explained that Joe Ramsey, president of the Lighthouse Cove HOA, had expressed that the HOA did not support a refinancing of the Series 2003 bond due to the lack benefit in doing so. Based on that input, since the bond only affects Lighthouse Cove homeowners, the Board took no additional action to pursue a refinancing at the present time. The Board asked that a letter be sent to the Lighthouse Cove HOA explaining why no action was taken.

B. District Counsel

Mr. Cohen provided the Board with guidance regarding how Florida Sunshine Laws apply to those individuals who qualified for the November general election and are unopposed.

C. District Engineer

i. Traffic Monitoring Survey

Mr. Schappacher presented the latest data collected from the radar speed signs. Discussion ensued regarding the cost of maintaining the signs. The Board asked Mr. Schappacher to gather information about possible conversion to solar-powered signs and agreed to keep the signs, move them as necessary, and continue to collect and report the resulting data.

ii. Pond Bank Project Summary

Mr. Schappacher presented information (**Exhibit A**) related to the recently completed pond bank work to the Board and advised that Mr. Jaudon had requested that he consider having more work done to the pond banks. Mr. Schappacher provided a summary of costs (**Exhibit B**) associated with the additional work with a total price of \$14,832.00 if Site Masters performs the work. The Board discussed the work options and resolved that many of the pond banks in question belong to the golf course, which would prevent the District from spending funds to do work on the banks. Mr. Bettes expressed his opinion on the need for the District Engineer to develop a 5-year plan for pond bank work. The Board also discussed the need to work with the golf course to see if there is a way to share the cost of clearing a bank which is partially owned by both parties. Mr. Schappacher then explained that an inspection is required by SWFWMD for all the storm water facilities covered under the District's permits. There was discussion regarding the potential costs of the inspections and work required as a result of the inspections. It was estimated that all together the costs could total as much as \$10,000.00.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, with all in favor, the Board of Supervisors authorized the District Engineer to proceed with the necessary SWFWMD storm water permit inspections for the Heritage Harbour South Community Development District.

D. Aquatic Services

As Josh McGarry of Aquatic Systems was unable to attend the meeting, on his behalf Mr. Cox presented the latest pond and wetland maintenance reports provided by Mr. McGarry. Mr. Bettes expressed concern that Aquatic Systems was spraying for invasive plants but not chopping and asked staff to check the vendor's contract to see if chopping is required. Mr. Lane requested that staff develop a process of reporting back to the Board the results of actions taken to resolve resident complaints regarding pond and wetland issues.

There was additional discussion regarding the mitigation area, M21, behind Mr. Wingardh's house. The Board requested that Aquatic Systems investigate to see if invasive plants are in the area and if anything could be done to improve that area.

E. Landscape & Irrigation Update

Mr. Cox presented the latest landscape and irrigation inspection report as provided by Operations Manager Tyree Brown to the Board for review.

F. District Manager

Mr. Cox announced that the next regularly scheduled meeting would be held on August 5th at 6:00 p.m. He also noted, with regard to the upcoming November 2014 elections, that both Mr. Jaudon and resident Tad Parker had qualified to run for seat #5 of the Board of Supervisors while George Mosinskis had qualified unopposed for seat #3.

Mr. Cox then reviewed the latest action items list with the Board. He also presented and reviewed the monthly summary of unaudited financial statements as of May 31, 2014 with the Board.

NINTH ORDER OF BUSINESS

Consideration of Resignation of Officers

Mr. Cox introduced the topic for discussion. Mr. Lane explained that he had requested the item to be removed from the agenda and so it was.

Ms. Sandy requested that the item "Discussion of District Management Evaluation" be moved to the "Old Business" section of the agenda and asked for input from her fellow supervisors on their assessment of Rizzetta as the District management company and Mr. Cox as District Manager. Ms. Sandy explained that she felt she and Mr. Cox were not working well together but that there has been some improvement. Mr. Bettes expressed his opinion that it has been a tough year and that the District has not provided Rizzetta with an "adequate Board" to work with and has not let Rizzetta manage properly due to all the issues taking place. Ms. Patterson expressed positive comments towards current management. Mr. Lane shared his concern about the "internal operations" of Rizzetta and that he felt the District had been promised more of a "one-stop shop" and presence in the community. At the conclusion of the discussion there was no expressed interest in changing District management services.

TENTH ORDER OF BUSINESS

Consideration of CDD/HOA Maintenance Agreements

Mr. Cox opened the topic for discussion and explained the different version of the agreement that was being presented for the Board's consideration. The Board discussed the idea of holding a workshop and asked staff to determine possible dates and coordinate with the Stonybrook HOA to see when they could meet. The Board also expressed some comments regarding reports, irrigation maintenance, and tree and palm maintenance.

Mr. Lane suggested the consideration of including some handyman services in the agreement and also raised the issue of the District having a voice in the landscape bidding process.

ELEVENTH ORDER OF BUSINESS

Consideration of Financial Report for Fiscal Year Ended Sep. 30, 2013

Mr. Cox presented the Financial Report for Fiscal Year Ended September 30, 2013 to the Board for consideration.

On a Motion by Mr. Bettes, seconded by Mr. Lane, with all in favor, the Board of Supervisors authorized the acceptance and filing of the Financial Report for Fiscal Year Ended September 30, 2013 for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Calculation Report

Mr. Cox presented the latest arbitrage rebate calculation report as prepared by LLS Tax Solutions to the Board for consideration.

On a Motion by Ms. Patterson, seconded by Mr. Bettes, with all in favor, the Board of Supervisors authorized the acceptance and filing of the arbitrage rebate calculation report as prepared by LLS Tax Solutions for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Scrooge 10K Race

Mr. Cox presented to the Board for consideration a request from the Suncoast Striders running club to hold a 10K race which would go through the community.

On a Motion by Mr. Bettes, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the request from the Suncoast Striders running club to hold a 10K running event on the District's roadways for the Heritage Harbour South Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bettes advised that Mr. Cohen researched the question of whether or not Lennar Homes had used bond funds to construct the recreation center and explained that that question has been discussed for a long time. Mr. Bettes also explained that, per Mr. Cohen's report on his research, less than 5% of the construction was funded by bond funds and that percentage falls within the allowable amounts per bond counsel, so no actions can or should be taken.

FIFTEENTH ORDER OF BUSINESS

Adjournment

The two hour time limit set in the District's approved Meeting procedures was reached. No motion was made to extend the meeting and so any agenda items that went unaddressed would be added to the next meeting's agenda.

In accordance with Board Meeting Procedures, the Board of Supervisors' meeting was adjourned at 8:00 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman